



**NOTES OF THE STEERING GROUP TO BE HELD ON  
TUESDAY 24<sup>TH</sup> NOVEMBER 2020 VIA ZOOM  
COMMENCING AT 6:00PM**

**Present:** Jeremy Webster (JW) – Caterham on the Hill  
Chris Windridge (CW) - Business  
Geoff Duck (GD) - TDC  
Bill Broadhead (BB) - Transport  
John Cheetham (JC) – Whyteleafe  
John Moffatt (JM) - Whyteleafe  
Simon Bold (SB) - Whyteleafe  
George Dennis (GDe) – Caterham on the Hill  
Edward Howard (EH) - Chaldon  
Cherie Callender (CC) – Caterham Valley  
Jenny Gaffney (JG) – Caterham Valley

**Apologies:** Julian Palmer  
Helen Broughton

**Clerking:** Mrs Maureen Gibbins

- 1.** Chair: Introductory Remarks  
Plan went through on 24<sup>th</sup> September and given significant weight. JW will be responding to planning issues with Louise Wesson
- 2.** Geoff Duck: TDC Housing Targets and Priorities for the TDC Planning Policy Committee

Three pieces of clarification required on items 13, 14, and 15 from inspector. 15 has been clarified as has 14. 13 depends on Dept of Transport and the response will be available sometime later.

ONS stats published in 2020 has brought about change in way they work. Method of calculation changed 2 year not 5 year, inbound migration to rest of UK was 108.

As we are now in a position post COVID-19 in the rate of house build behaving differently.

Are people looking and moving further afield.

Other issue is economy – no big employers anymore and areas being built over.

SCC has published report post COVID-19.

If decline on pressure on housing on rate of development.

Need evidence for neighbourhood plan area. Plan has delivery of certain number of houses – if demand has reduced can build more slowly – but not reduce the numbers. Longer it goes on the landscape changes. Evidence should be in TDC records.

**Annual monitoring reports parish specific** are required– more usable hard data required from TDC.

J6 of M25 – garden village cannot progress unless there are improvements to J6 but the question is who will pay for this. When is local plan likely but this is not known. External policy landscape is changing all the time.

JG mentioned with COVID-19 and more working from home – housing market thriving so consider will struggle to lower the number of houses. Market thriving also aligns to stamp duty holiday

Since 2014 significant decline in number of people moving to the area

CW – what does GD think the Steering Group can do – evidence and data is required to help. Data from estate agents – **JW/JG**

Problem at TDC - need staff. Mark Bristow leaving, Sarah Thompson on Mat leave, Charlotte Parker is due back.

JW – request 3-6 monthly meeting with Louise Wesson to identify issues which are impacting on the plan. **GD** will put on agenda at TDC.

3. Chris Windridge: Church Walk – including current state of hydrology  
Two slides were displayed and explained by CW.  
First slide CW and the Flood Group are collaborating on the report. The funding of the bore hole was provided by ABC, CVPC and CoH. EA and SCC will be copied in what is submitted to TDC.  
Caterham Town Centre is a more sensitive area than Woldingham with regards to the ground water levels.  
2 more letters are required to be written at £500 and this will require funding.

Church Walk Development is going to Committee in January 2021 however it was mentioned that a major adjustment has been made to the parking which has been reduced to 1 parking space per 4 apartments. GDe raised the issue where subtle moves are made to side-line the TDC parking standards where SCC parking standards are lower than TDC. TDC parking standards are still an official part of the current Local Plan. Under new building will be lower area for parking and delivery and will create a void when Church Hill floods and Harestone Valley Road water will go to area where the parking is. Health hazard.

CW was given the agreement to go ahead with communicating with TDC and developers. When the application is on TDC planning committee agenda **JW** will draft a Steering Group response and will brief the Steering Group to agree the response.

2<sup>nd</sup> slide – The Arc, Westway Centre, Soper Hall are community areas. Doctors gets funded by NHS for actual appointments. Funding is available for community facilities. Summit or working group – TDC/health centres/community centres and bring forward as a pilot. CW was given the go ahead to apply for funding from the Tandridge lottery.  
CW and JW to liaise offline. Health is key across the district.

4. Jeremy Webster: Application of significant Weight to Planning Applications of policies in the Neighbourhood Plan  
7<sup>th</sup> storey on top of Rose & Young development

Corner of Banstead Road/Foxon lane – neither determined yet.  
( See Below)

## 5. Reports from the Parishes on Planning Issues

Caterham Hill:

- GDe wrote a paper to planning inspector on proposals and taking green space, re the Banstead Road Development.
- Chaldon: Glebe – heard nothing. Want to increase size of nursing home (double it) put 3 stories but adjacent to conservation area.  
JW to speak to Helen Broughton regarding the Glebe.
- Whyteleafe: good news regarding Torwood Farm site – refused; in planning officers preamble recognition of the NP policies and given weight 2020/1485  
Edgehill, off Succumbs Hill – residents concerned. Parish Council objected on access and runoff – Planning Officer disregarded regarding flood issues. Not yet determined.  
JW to write something up – 2020/1434 SB to find out if District Councillor is taking to committee.  
Outline permission – former gasworks site for 150 dwellings

Parishes will respond to consultations – but if any parish wants JW to write something which is against a policy in the neighbourhood plan to let him know. Steering Group response separate from Parish Council responses. JW will draft in help if needed.

## 6. AOB

- Dealing with complicated matters - Alison Eardley can help with complicated issues. CoH has budgeted for NP and CVPC to consider at budget meeting on 16<sup>th</sup> December. Alison very good and professional.  
Whyteleafe need to budget also, if possible.
- JM – congratulations on Torwood Farm.
- GDe – joint parish council secretary of state letter – **MG** to follow up with CVPC councillors.

- **JW** to write letter of thanks to Mike Smith to be written by JW.
- **MP** gave her time to listen to SG response on Planning for The Future. JW concerned to keep her informed of Planning Issues as there can be a mutual advantage.

7. Next Meeting

To be confirmed when known what happening in Church Walk